

MINUTES OF THE MEETING

20 April 2000

Projects Reviewed

Convened: 9:00am

Civic Center / Open Space
Civic Center / Justice Center
Rainier Vista Housing Redevelopment
Seattle Center Hotel
Seattle University Skybridge
Arts in the Parks

Adjourned: 5:00pm

Commissioners Present

Staff Present

Rick Sundberg
Moe Batra
Ralph Cipriani
Gail Dubrow
Jeff Girvin
Nora Jaso
Jack Mackie
Cary Moon

John Rahaim
Layne Cubell
Brad Gassman
Kelly Walker

042000.1 Project: **Civic Center / Open Space and Art Plan**
 Phase: Conceptual Design / Site Analysis
 Previous Review: 12.02.99 (Introductory Briefing); 03.16.00 (Art Plan Briefing)
 Presenters: Beliz Brother, Artist
 Barbara Swift, Swift and Company
 Brad Tong, Shiels Obletz Johnsen
 Attendees: See Attached
 Time: 1.0 hours (SDC Ref. # 170 | DC00139 & DC00143)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Commission thanks the team for their thorough presentation;**
- **urges the team to analyze how the site can cater to after hours users and to consider if the site will be a regional destination or a neighborhood park;**
- **strongly urges the team and the City to commit to a maintenance plan that will help make this project a success;**
- **urges the team to analyze how this space will evolve over time;**
- **suggests that the team include in their analysis the street level public spaces in the building and how they will relate to the open space program;**
- **urges the team to develop the experiential aspects of the site; and**
- **encourages the City to think through the symbolism that the site will project.**

Civic Center Plazas – Preliminary Principles

These principles are conceived and shared as tools for use by all –citizens, leaders, advisors and designers – involved in the development, stewarding and management of these important public spaces. These principles are intended to guide and focus choices now and in the future.

- *To create Civic Center Plazas, which are primarily about public life in Seattle.*
- *To create a Civic Center which welcomes the citizen as a central and active participant in the governance of Seattle.*
- *To provide a great public center, inside and outside, which embodies the ideals of governmental openness, community spirit and civic awareness.*
- *To provide a cohesive, inspiring and functional civic precinct which will become a memorable landmark in Seattle.*
- *To create and foster citizen participation in the creation and stewarding of the Civic Center, starting with the Master Plan, extending into a vital future of use.*
- *To assure ease of movement throughout the site for all citizens.*
- *To provide for and foster the use of the Civic Center Plazas by Seattle’s diverse citizenry.*
- *To provide and sustain an active public space for a diversity of activities of all scales during all seasons.*
- *To integrate the opportunity for all forms of cultural expression into the Civic Center Plazas.*
- *To create plazas developed for generous comfortable human use and which foster*

- appropriation by the public as part of daily life.*
- *To create a place that provides initial delight for the visitor and sustained pleasure over years of subsequent use.*
- *To capture and celebrate the character of the Puget Sound and Seattle in form, material and use, where the use of the sun, rain, views, light, and topography craft a unique and special place in the city.*
- *To weave the Civic Center Plazas into the surrounding city as a catalyst for neighborhood invigoration and a good neighbor.*
- *To establish attitudes, guidelines and design direction for the development of future phases of the Master Plan that will result in a cohesive urban environment.*
- *To integrate seamlessly the community's commitment to sustainability in materials, systems, experience and education into the Civic Center Plazas, which become the heart of the Seattle community throughout its 100-year life.*

The open space component of the new Civic Center will add a significant piece of public space to the downtown area and the city as a whole. The project team considers this project a citizen's place in the downtown core. One goal is to develop a landmark place that people will remember and return to. All of the project components have a relationship to the grade as it moves west down the hill. There are some critical issues that will thread throughout (principles). Site analysis and critical findings; public process and preliminary findings.

The team is approaching the site as an "urban ecosystem." They have determined that it is the steepest site in the downtown area with a 48-foot grade change from Fifth to Fourth Avenues and a 20-foot grade change from Fourth to Third Avenues. Tall office towers face the site on the northeast side. The site holds "slot" views to the east and west and urban layers north and south. There is dense pedestrian use on the north—Cherry Street—side of the site but not on the south—James Street. The team feels that the project has an obligation to be a model for other new open space projects in the City. High bus traffic at peak periods creates a wall facing the site but also brings people in. The concept of having the site extend beyond a 12 hour day is a challenge that the team is working on; the increase of residential units in the area makes the issue even more of a challenge. The team agrees with the master plan that the site needs to engage Key Tower and they will be working with Seattle Transportation (Seatran) to resolve some intersection issues. Master plan also calls for a series of mid-block crossings and connections through the entire site.

The team has held three workgroup sessions and have determined that the community wants to accommodate a diversity of users; regular maintenance of the space; for children to be welcome; safety and defensibility; spaces of different scales that will accommodate three to 300 people. All agree that the greatest challenge will be to create an 18-hour building and site.

The artists for the project, Beliz Brother, stated that she has been working with public focus groups and building staff to help determine the scope of the art program. Additionally, she has worked with the Department of Neighborhoods (DON) in an effort to understand the nature of the community. Brother feels that the important role of the artwork will be to bring a sense of the symbolism of Seattle to the open spaces and building. Further, Brother is looking at the integration of temporary art and for opportunities to incorporate discreet art pieces and new technology.

Key Commissioner Comments and Concerns

- Would like to see a graphic illustration of the site without the mid-block crossings highlighted

because the site is not a continuous space in reality. Suggests that the proponents define who the users of the proposed 12 to 18-hour space would be, as the needs of local residents will be different from day time users. Also suggests that the “Civic Center Plazas – Preliminary Principles” be placed in a more user friendly format for the general population.

- Appreciates the well-organized presentation. At a future meeting would like to see a presentation of the problem areas. Would like to know if there is a maintenance budget in the works. Stated that this component will effect the design by determining what is and is not possible. Suggests that this issue be resolved sooner rather than later.
 - Proponents stated that many organizations in the downtown area have expressed an interest in supporting the open space program in any way they are able and that the mayor wants to explore possible directions for a maintenance plan.
- Suggests that the team speculatively map the “Preliminary Principles” onto the site by developing a drawing that represents all of the players and component parts in words and images. Also stated that the context diagram should include Pioneer Square, as the area will be very different in ten years.
 - Proponents stated that they have already begun a “speculative” mapping of the principles.
- Is concerned that the team is asking the site do too much. Doesn’t feel that it should have “one of everything” like Westlake Plaza.
- Is concerned that too much expectation and responsibility has been put on the open space program and that there is a lot of expectation that it will fill in where the building may be lacking. Feels that there should be a shared responsibility between the building and the open space to make the site a success.
- Is moved by the depth of analysis on this project and feels that it will be important for the civic spaces and neighborhood spaces to maintain their autonomous integrity while also being a good neighbor.

042000.2 Project: **Civic Center / Open Space**
 Phase: Design Concepts
 Previous Review: 02 December 1999 (Introductory Briefing)
 Presenters: Kathryn Gustafson, Gustafson Partners Ltd.
 Attendees: See attached
 Time: 2.0 hours (SDC Ref. # 170 | DC00139)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Commission acknowledges the high level of analytical work to date;**
- **recognizes the topographical challenges of the site and commends the successful organization of spaces as tiered places;**
- **has some concerns as the project moves forward including:**
 - **feels that formal elements of the program are currently driving the design and would like the team to address the principles that speak to social values addressed at the next iteration of the design;**
 - **urges the team to include the public sidewalks at the edges in their design of the pedestrian connections;**
 - **would like to see a clear attitude toward on-street parking, ADA access and transit stops, especially since the justification for the alley vacation for the Justice Center was a generous bus stop on Fifth Avenue;**
 - **would like to see the design of the connection to Key Tower included in the team's scope, as this will be a critical component of the overall civic campus;**
- **suggests that the team explore the streetscape on Fifth Avenue between Cherry and James Streets as an important "plaza" and site of gathering and protest; and**
- **would like to see a clearer standard set for both public and private development in Phase II of the open space component between Third and Fourth Avenues.**

The landscape architect for the Civic Center Open Space, Kathryn Gustafson, presented her design concepts for the site. The basic concept is that the open space will unite all of the unique spaces that will comprise the Civic Center. In her design, Gustafson wants to celebrate the grade of the site and natural color of Seattle. One challenge has been determining how to connect the blocks between Third and Fifth Avenues. For material inspiration, Gustafson has looked to the color of Elliott Bay to the west and the color of sandstone and landscapes to the east.

The public plaza before the entry to the Justice Center will provide the first tier of the system of open spaces. The stair that begins at the Justice Center will move down through the open space. A "fast-track route" to City Hall will be available by escalator or elevator on the north side of the site while the east side will have a slow "Versailles" like promenade. A water feature will begin at the Justice Center, will follow the slow route and activate the seating steps; a pergola will minimize the impact of Columbia Tower. The open views to the west and southwest will also be available from the promenade. Midway down the site is a "bowled" plateau that will collect rainwater and the project artist is developing a roof piece that will also work to make precipitation apparent. Terraces throughout the site will provide

different experiences. Due to the grade, retail will be located on the west end of the site. A wall of alabaster colored recycled glass at the tunnel area will enhance light.

Key Commissioner Comments and Concerns

- Is impressed with the number of functions the site is trying to serve. Would like to see a presentation of the possible social scenarios the site may serve in an effort to better evaluate the overall design. Additionally, noted that the team described three east west pedestrian connections without including the sidewalks which provide two additional circulation paths.
- Feels that the area on Fifth Avenue between Cherry and James Streets will be a natural space for protests and that the design should anticipate and accommodate this social activity. Would like to hear the team's approach toward on-street parking.
- Is concerned that without a concept for connectivity to Key Tower at this stage of the project, the design may be inhibited.
- Feels that the proponents have presented a successful design on a difficult site and that the concepts are legible, cohesive and well organized.
- Would like to see more playful elements incorporated into the design.
- Considering the fact that the design for City Hall is under review, would like to know how the team intends to move forward.
 - One of the architects for City Hall stated that the hillclimb area will change with the redesign but the central lobby and the building's connection to the landscape will remain the same.

042000.1 Project: **Civic Center / Open Space and Art Plan**

Attendees: Lee Belland

Pam Beyette

Marilyn Brockman, Bassetti / Bohlin Cywinski Jackson

Beliz Brother, Civic Center Lead Artist

Lisa Corry, Swift & Company

Dennis Forsyth, NBBJ

Barbara Goldstein, Seattle Arts Commission

Jennifer Guthrie, Gustafson Partners Ltd.

Monica Lake, ESD

Gareth Loveridge, Gustafson Partners Ltd.

Todd Lynch, Bassetti / Bohlin Cywinski Jackson

Meg McNeil, Shiels Obletz Johnsen

John Pastier

Brian Pavlovec, KPFF Consulting Engineers

Janet Pelz, Civic Center Project Office

Jennifer Ramirez, City Legislative Department

Nori Sato, Justice Center Artist

Rick Zieve, NBBJ

042000.3 Project: **Civic Center / Justice Center**

Phase: Design Development

Previous Review: 03.16.99 (Alley Vacation Review); 11.04.99 (Schematic)

Presenters: Rick Zieve, NBBJ

Attendees: See Attached

Time: 1.0 hours (SDC Ref. # 170 | DC00021)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Commission recognizes that this has been a difficult project and feels that this project has developed into an excellent civic building and should be used as a model for other similar projects;**
- **approves the design development of the building;**
- **urges the team to more clearly define the “seam” between the two programs, police and courts, in an effort to more prominently reveal its importance;**
- **recommended revisiting the treatment of the interior lobby wall in the courts building;**
- **feels that it is important that the design of the exterior public space reflects the activities located adjacent to it, including the interior court lobby;**
- **would like to acknowledge that if the design of City Hall changes, that the design of the Justice Center may be affected as well; concern for the integration of all components is imperative to the successful creation of a “civic center”;**
- **supports the art proposals for the Justice Center, but would like to see more dramatic solutions for the Police Headquarters; urges the team to explore the possibility of bringing art out to the street and on the retaining wall along James Street; and**
- **would like to see a brief update on Justice Center artwork at a future a Civic Center design presentation, recognizing that the Seattle Arts Commission has more complete purview on this component.**

The Justice Center project is currently in Design Development and the team has five months to complete the working drawings. Demolition of the existing site will commence in June. Three artists have been selected to work on the project: Nori Sato, Richard Turner, and Michael Davis. The building will reflect the distinct identities of the two clients of the Justice Center — the Police and Justice Departments. The recent alley vacation allowed an additional 40-feet from the property line in front of the building and is providing a generous public space. The building has a 25,000 square-foot floor plate and the design will allow the building to easily change programs over time. The same “Elliott Bay” colored stone that the landscape architect is using in the open space, will be used in the public plaza. The exterior finish of the building will incorporate one stone color and one metal color; Minnesota Casota stone or a lime stone are under review. Further, the stone will wrap the north side of the building and the alley vacation portion of the structure will be clad in metal.

The police entry has been relocated to Fifth Avenue near Cherry Street and the team has developed a

canopy structure over it. The entry to the courts building is further south near James Street. The interior of the building is set back behind a glass wall and stone will wrap from the exterior to the interior. The west side of the building will have glazed thermal buffers that will maximize glazing while reducing energy consumption. The material is made to act differently during the summer and winter months. Metal “cat walks” will work with light shelves to bounce light and provide shade. Photovoltaic panels will be used to help operate the louvers.

Art Program

The art program is focusing on the courts and police lobbies; the “seam” between the two programs; the public space in front of the building; a rooftop garden for the jury assembly; and the jury assembly room. Because two thirds of the roof will be covered in sod, the area will provide a visual relief for surrounding buildings. The art concept for the court’s lobby is “balance and justice.” A kinetic sculpture will be located at the entry and will physically respond to the wind as the door opens and closes. The visitor will then be presented with a curved wall that will be finished in stone on the lower portion and wood on the upper; bronze sculptures will be carved into the stone and will provide texture and invite human touch. An interactive electronic police memorial will provide information on fallen officers and an up-to-date information hub. The “seam” between the two buildings will provide a metaphor for falling water. The “seam” is perceived as a light-well on the east side of the building and will move from a level of transparency on the upper levels to translucency on the lower, alley side.

Key Commissioner Comments and Concerns

- Feels that because the courts side of the Justice Center has so much glazing on the west facade, that the “seam” doesn’t read on that side of the elevation. Would like to know if it is possible to enter the building off of the plaza.
 - Proponents stated that the glass could be treated to make the “seam” stand out. Further stated that because the two clients of the building do not want to see each other’s entry, it’s not possible to locate them off of the plaza.
- Does not see the great public bus stop waiting area on Fifth Avenue that was promised for the alley vacation.
 - Proponents stated that they are still working on the design of this component and that after a recent meeting with King County Metro, they have learned that the transportation department is planning to relocate a number of existing bus stops due to the imminent tunnel closure. Also stated that the forthcoming Light Rail Metro may instigate the removal of many bus stops. In any case, proponents feel that the space needs to be accommodating to the public because there will always be people waiting on the site.
- Suggests that the artists work to pull the public space out of the building rather than pushing it in. Noted that the artwork presented is much less dramatic than anticipated.
 - Proponents agree that the development of the artwork needs to be taken further.
- Suggests that the artists explore the possibility of bringing art out to the street and onto the retaining wall on James Street and establish a relationship to other landscape details on the overall Civic Center site.

042000.3 Project: **Civic Center / Justice Center**
Attendees: Beverly Barnett, Seattle Transportation
 Beliz Brother, Civic Center Lead Artist
 Patrick Doherty, Department of Design Construction and Land Use
 Dennis Forsyth, NBBJ
 Barbara Goldstein, Seattle Arts Commission
 Jennifer Guthrie, Gustafson Partners Ltd.
 Knut Hansen, NBBJ
 Ken Johnsen, Civic Center Project Office
 Gareth Loveridge, Gustafson Partners Ltd.
 John Pastier
 Tony Puma
 Nori Sato, Justice Center Artist
 Barbara Swift, Swift and Company

042000.4 **COMMISSION BUSINESS**

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|------------------|-----------|---|
| ACTION ITEMS | A. | Timesheets |
| ANNOUNCEMENTS | B. | Urban Design Forum Announcements |
| | C. | Other Announcements |
| DISCUSSION ITEMS | D. | Code Development for DC / Rahaim |
| | E. | Project Administrative Review / Cubell |
| | F. | Central Library Update / Cubell |
| | G. | Public Private Partnership Panel Update / Levin |

042000.5 Project: **Rainier Vista Housing Redevelopment**

Phase: Scope Briefing

Presenter: Bill Blair, Kobayashi and Associates

Attendees: See Attached

Time: 1.0 hour (SDC Ref. # 170 | DC00161)

Action: **The Commission appreciates the presentation and makes the following comments and recommendations.**

- **The Commission thanks the team for coming and for the opportunity to provide early input;**
- **urges the team to leave space in the design for future growth and development of the site over time, will occur as in any community;**
- **encourages the team to utilize the skills of a variety of designers to avoid a “master planned” look to the site;**
- **urges the team to continue to listen to the needs of the community; and**
- **looks forward to future reviews of the project, as may be appropriate.**

The Seattle Housing Authority has received a Housing Opportunities for People Everywhere (Hope 6) Grant to be used for the redevelopment of Rainier Vista and the surrounding community. *Rainier Vista is located in Rainier Valley, about (3.5 miles) from downtown Seattle. Rainier Vista is defined as the area north of South Alaska Way and south of South Andover Street, between Renton Avenue South as the east boundary and Cheasty Greenbelt as the west. MLK Jr. divides the Rainier Vista community into east and west sides.* The design principles for the Hope 6 Redevelopment projects are based on New Urbanism concepts. The goal at Rainier Vista is to create a truly integrated neighborhood village whose character is in concert with the surrounding context. The site is bowl shaped and slopes gently to the south and the Sound Transit Light Rail proposal runs through the middle of the site. The project will be headed by GGLO Architects and Tonkin-Hoyne-Lokan Architects. Listed below are some of the project facts:

- *65 acres with 481 existing units.*
- *New development proposed with 850 units roughly within the same 65 acres.*
- *Transit oriented development (TOD) coordinated with Edmund’s Light Rail Station at Alaska Street and MLK Jr. Way.*
- *Breakdown of 850 units:*
 - *500 For Sale Units [include]: SF, duplex, triplexes, rowhouses, mix of market and subsidized for sale*
 - *250 Public Housing Units*
 - *100 Senior Housing Units*
- *New Community Facilities: Social agencies and service providers*
- *K-5 or K-8 Elementary School: Preliminary discussions with Seattle School District*
- *Regulatory requirements associated with this work involve the following major Land Use components: EIS, Design Review, Rezones, street vacations, subdivisions, short platting, ECA review.*
- *The applicant plans to bundle the rezone requests with the Legislative rezone package for Sound Transit Station Area Rezone requests. Mixed use and commercial structures consistent with transit orient developments. These are anticipated for the southern end of the community, in proximity to the Edmund’s light rail station.*

Key Commissioner Comments and Concerns

- Would like to know if the team has mapped the different types of existing spaces and where the most desirable portions of the site are.
 - Proponents stated that they are in a highly conceptual stage and have so far stayed away from doing an early market study. Suggested that the areas on the east hillside and near the greenbelt seem desirable but are unable to say for sure where the preferred areas are. Further stated that the team is trying to take a “pure” approach toward the site and are analyzing the area based on the optimum siting for different types of housing.
- Is concerned that the zoning is going to drive the project. Feels that if the team continues to hold back on performing a demographic analysis, they may not achieve the best level of integration.
- Stated that if the team did not have an idea of the zoning, they would have freedom to develop the large site based on the necessary programs. Noted that the Light Rail Station area will be critical and that the more housing that can be provided near it, the better for many of the anticipated residents.
 - Proponents stated that they went through an aggressive planning effort with HUD and that many people have expressed their view that this area can serve many constituents, including the greater Columbia City. Also stated that the current proposal is not an accurate description of the team’s intentions and that they hope to balance all needs.
- Encourages the team to leave room for future growth and to use a variety of design teams; feels that often when the same architect and developer design and build a large project, that it tends to look master planned and homogeneous. Urges the team to carefully consider the needs of the different ethnic groups that will live in the area.
 - Proponents stated that they have held meetings with the different ethnic groups to understand their needs and they plan to work with small and large home developers.
- Stated that projects that need to cater to a diversity of users, need to meet a diversity of open space requirement; urges the team to take this into careful consideration.
- The Design Commissioner who attended the Design Review meetings, Nora Jaso, stated that there were a lot of contentious issues expressed at the Design Review meeting. Encourages the team to begin their analysis by focusing on the current successful aspects of the site and to preserve and embellish on them. Also urges the team to have an intelligent conversation with the community about what the concept of New Urbanism means.
- A representative from the Department of Design Construction and Land Use (DCLU) stated that City planners and the community had asked to see a picture of what the different zoning areas are on the site and that the Design Review meetings have been positive.

042000.5 Project: **Rainier Vista Housing Redevelopment**
Attendees: Stephen Antupit, Strategic Planning Office
Lyle Bicknell, CityDesign
Jeff Foster, GGLO
Amy Glenn, Strategic Planning Office
Floyd Gossett, Rainier Vista Leadership Team
Johnathan Jackson, Sound Transit
Donald King, DKA
Koichi Kobayashi, Kobayashi & Associates
Kim Lokan, Tonkin / Hoyne / Lokan
Vince Lyons, Department of Design Construction and Land Use
Mike Moedritzer, Tonkin / Hoyne / Lokan
Vanessa Murdock, Pacific Rim Resources
Preston Prince, Seattle Housing Authority
Jeffrey Saeger, Seattle Housing Authority
Mimi Sheridan
Cheryl Sizov, CityDesign
Les Tonkin, Tonkin / Hoyne / Lokan Architects

042000.6 Project: **Seattle Center Hotel**
 Phase: Schematic Design / Design Development
 Previous Review: 02.17.00 (Schematic Update); 10.07.99 (Schematic); 02.19 98 (Briefing)
 Presenter: Kurt Jensen, Jensen / Fey Architects
 Attendees: Chris Anderson, Jensen / Fey Architects
 J. M. Black-Ferguson, Neighbor
 Sara Levin, CBO
 Vince Lyons, Department of Design Construction and Land Use
 Richard Ward, Richard Ward Associates
 Coy Wood, Inn at the Center

 Time: 1.0 hour (SDC Ref. # 170 | DC00126)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Commission thanks the team for coming and approves the project in concurrence with the Design Review Board;**
- **would like to hear from Seattle Center, on behalf of the project team, on how the art budget might be legitimately spent on an artist to do some customized work on the site rather than an art committee who would select pieces for installation after the fact; and**
- **as the project evolves, suggests that the team:**
 - **reassess the design of the cornice to make it more prominent;**
 - **refine the alley wall; and**
 - **consider bringing the structural “knee-brackets” vertically to the ground.**

A representative from the Department of Design Construction and Land Use (DCLU), Vince Lyons, presented an update of the previous day’s Design Review Board Meeting. Lyon’s stated that the Board voted to approve of the project with the following conditions. The Board would like for the existing street trees to be saved but if they cannot be, they would like them to be replaced with appropriate new ones. The Board would like to see more involvement by the artist and feel that the whale motif is not appropriate. Additionally, the Board would like the team to pull the brick wall back on the alley side and an overall refinement of the window design, entry and façade treatments.

The project architect, Kurt Jensen, stated that the project team had responded to the Commission’s previous concerns by introducing the following. The design will now incorporate landscaping and lighting along Second Avenue, John Street and the alley side; will enlivened the alley façade with upper windows and rear entry doors; and moved away from the Orca motif. Additionally, the hotel signage has been redesigned using a vertical “blade” at the corner entry and hanging flower baskets have been introduced along the streetscape. More, the sidewalks along Second Avenue have been widened and seating and planters have been incorporated. Jensen noted that they are unable to save the trees and instead plan to replace them with a smaller variety along the curb planting strip. Material additions include a white coursing strip and lintel over the punched windows on the Second Avenue façade. Regarding art work, the team will work with the Uptown Alliance and a special art committee convened by the Seattle Center.

Visitor Comments

- A neighborhood resident stated that a parking study revealed that the area is at 97-percent parking capacity and feels that provisions for public and employee parking remain an outstanding design issue. Strongly feels that the residential streets should not have to bear the brunt of spillover traffic that the project may generate.

Key Commissioner Comments and Concerns

- Would like a clarification on the role of the “art committee.”
 - Proponents stated that a five-member committee will decide how the art budget will be spent. Further stated that the Hotel’s agreement with Seattle Center requires that a portion of the project budget be set aside for the committee.
- Recalls that there was some discussion about incorporating signage in the neighborhood that alerts people that the hotel is there. Feels that the elevations do not strongly articulate the roof line.
 - Proponents stated that they intend to flesh out the parking entries with additional signage and that they will be incorporating a metal lattice cornice.
- Suggests that the team reconsider the sloping structural brackets, as they appear out of proportion with the building.

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- 042000.7 Project: **Seattle University Skybridge**
 Phase: Follow-Up Briefing
 Previous Review: 02.17.00 (Schematic Update); 05.02.96 (Skybridge Request); 02.15.96 (Skybridge Request)
 Presenter: Al Bryant, Duart / Bryant
 Paul Janos, Department of Design Construction and Land Use
 Joan Weiser, Lorig Associates
 Attendees: Jerry Pederson, Seattle University
 Loren Raynes, Seattle Transportation
 Kevin Wittnam, Duart / Bryant
 Bill Zosel, Neighbor
 Time: 1.0 hour (SDC Ref. # 170 | DC00154)
- Action: The Commission appreciates the presentation and makes the following comments and recommendations.**
- **The Commission appreciates the team’s response to their previous concerns;**
 - **approves the skybridge proposal with the following conditions:**
 - **urges the team to give more attention to the overall design of the bridge;**
 - **as previously suggested, urges the team to integrate low landscaping or other vegetative “buffer” options along the south side of the street to help ensure a safe pedestrian environment;**
 - **urges the team to develop the details of how the bridge and stairs could be illuminated and the components thereof may be artistically rendered;**
 - **urges the team to minimize the massing and density of the bridge in order to maximize views;**
 - **reminds the team that the aesthetic quality of the bridge as a public amenity matters more than internal functional needs of the University; and**
 - **would like to see the project again when these issues have been addressed.**

The project team for the Seattle University Skybridge presented a revised design for the bridge structure. The design now incorporates a second stair and elevator on the north side of Cherry Street. The structure will be a steel and truss system with an open railing. The design continues to include a roof structure. Lighting fixtures will be placed at each of the vertical elements and access to the bridge will be available 24-hours.

Visitor Comments

- A neighbor stated that he agrees with the Design Commission that the bridge structure should not have a roof structure.

Key Commissioner Comments and Concerns

- Feels that the team has made an important gesture by providing access on both sides of Cherry Street. Suggests that the stairs be illuminated for nighttime use. Reinforced the Commission opinion that the bridge should not have a roof system and that it should be a lighter structure overall. Suggests that the team revisit their reasoning for the roof system and glazing components.
 - Proponents stated that the primary users of the bridge will be coming from the garage and the Murphy Apartments and that a covered walkway is desirable most of the year.
- Stated that the reason the skybridge was originally proposed was to mitigate safety concerns on the street—not as a solution to Seattle’s weather.
- Agrees with the previous Commissioner’s comment that a more minimal structure would provide a better solution in the landscape. Also suggests that glare from the glazing on the west side of the street should be considered.
- Noted that the Commission had previously asked for a vegetative pedestrian buffer on Cherry Street. Suggests that landscape could be used as a design tool that reflects the University. Would like to know if the proposed structural design is appropriate for the application it will be asked to serve.
 - Proponents stated that they feel that the structural system they have chosen provides a less obtrusive solution than a concrete structure.
- Is concerned that the proposal is providing a solution but not celebrating the design or experience of being in the area or on the bridge.
 - Proponents stated that they have chosen a matter-of-fact design for security reasons.
- Stated that the team should strive for more rigorous details rather than ornamental applications.
- Feels that the team has a great opportunity to create a lyrical design. Stated that the proposal feels like an add-on to the backside of the University that has many existing wonderful projects. Hopes that the team will invest more effort into the design of the bridge and the street level experience.
- Emphasized the long-term nature of the structure and urges the team to make a statement on this side of the campus as they have in other areas of the University.
 - Proponents stated that they were thrilled to have had this conversation and will take the Commission’s comments to heart.

042000.8 Project: **Arts in the Parks**
 Phase: Briefing
 Presenter: Wendy Ceccherelli, Sand Point / Magnuson Park, DOPAR
 Attendees: Lee Belland, CBO
 Time: .5 hour (SDC Ref. # 220)

Action: The Commission appreciates the briefing and recommends that the Design Commission staff or representative participate on the Steering Committee to be convened by the Superintendent of Parks, as the Art Plan idea for Parks moves forward.

Wendy Ceccherelli, Director of Arts and Cultural Affairs at the Department of Parks and Recreation (DOPAR), gave a briefing on her role and some of the department's current projects. Ceccherelli is in the process of developing an art plan for DOPAR and is acting as liaison between DOPAR and the Seattle Arts Commission (SAC). Current projects include the "Artists Studios at Sand Point" proposal that calls to convert Building 18 into artists' studios. Building 18 is located in the center of the Sand Point campus and was previously used as a Navy fire station. The building is two-stories, 14,137 square feet with a sixty-foot high hose tower. Another project, the Community Center Complex, involves making improvements to community Building 406, the former Navy jail, and Building 47, the former Navy recreation center.